173.A	0003	0011.A	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	528,200 /	528,200
USE VALUE:	528,200 /	528,200
ASSESSED:	528,200 /	528,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-A	SPRING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FELIX MARK
Owner 2:	
Owner 3:	
Street 1:	11A SPRING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	D AGOSTINO MICHAEL & -
Owner 2:	POWERS STEPHANIE -
Street 1:	113 NORWICH CIR
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Wood Shingle Exterior and 1075 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	528,200			528,200
Total Card	0.000	528,200			528,200
Total Parcel	0.000	528,200			528,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.35 | /Parcel: 491.3

Legal Description

User Acct 272421

GIS Ref

GIS Ref

Insp Date 09/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.A-0003-0011.A

!15288!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	519,200	0	.		519,200	519,200	Year End Roll	12/18/2019
2019	102	FV	507,500	0	.		507,500	507,500	Year End Roll	1/3/2019
2018	102	FV	463,600	0	.		463,600	463,600	Year End Roll	12/20/2017
2017	102	FV	418,000	0	.		418,000	418,000	Year End Roll	1/3/2017
2016	102	FV	358,300	0	.		358,300	358,300	Year End	1/4/2016
2015	102	FV	344,200	0	.		344,200	344,200	Year End Roll	12/11/2014
2014	102	FV	328,400	0	.		328,400	328,400	Year End Roll	12/16/2013
2013	102	FV	328,400	0	.		328,400	328,400		12/13/2012

PRINT

Date	Time
12/11/20	05:01:45

LAST REV

Date	Time
09/26/18	14:12:49
danam	

PAT ACCT. 15288

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D AGOSTINO MICH	61176-63		2/11/2013		326,000	No	No		
CARNEY JOHN A	44974-136		4/11/2005		350,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
4/6/2006	External Ins	BR	B Rossignol
11/9/2004	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7780													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.5	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	1.05813956
Const Adj.:	0.98010004
Adj $ / SQ:	254.085
Other Features:	53376
Grade Factor:	1.21
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553121
Depreciation:	24890
Depreciated Total:	528231

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	430.42
Special Features:	0	Val/Su Net:	491.35
Final Total:	528200	Val/Su SzAd	491.35

SKETCH

UnSketched SubAreas:
GLA: 1075,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,075	254.090	273,142

Net Sketched Area:	1,075		Total:	273,142	
Size Ad	1075	Gross Are	1075	FinArea	1075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.A-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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